



Agenda Item Number: 2005-3-4F

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: March 29, 2005

Department: Parks and Recreation **Staff Contact:** Clay Campbell, Planning Manager
Julie M. Baca, Deputy County Manager,
Community Services Division

TITLE: Valle del Bosque Park - Phase 1 Construction

ACTION: Motion to:

1. Award the construction contract to Albuquerque Underground, Inc for Phase I of the Valle del Bosque Park.
2. Authorize the County Manager to negotiate and execute a contract agreement with Albuquerque Underground, Inc.

SUMMARY:

Parks and Recreation issued two Requests for Bids (RFB 47-04-BP and RFB 37-05-BB) in October 2004 and February 2005. The first RFB could not be awarded because the two bids received came in too high. The second RFB also could not be awarded because the apparent low-bidder was deemed non-responsive, while the next low bidder would not lower their price. State Statute allows negotiation on the open market if two RFB attempts are made, therefore County Purchasing asked two general contractors to provide bids that were opened on March 18, 2005. The low bidder is Albuquerque Underground, Inc. with a low base bid (excluding NMGR) of \$636,452.50.

On January 27, 2005, the Board approved the Master Plan in the form of a Special Use Permit (CSU-30022) for a Public Recreation Facility (Park). Phase 1 construction includes site grading, illuminated pedestrian crosswalk, concrete ramp/stairs, curb and gutter, concrete sidewalk, base course parking area, trail, concrete plaza, infield construction, irrigation ditch reconstruction, minimal irrigation, and utility connections for future domestic water and sanitary sewer stub outs. Considerable input from the Vecinos del Bosque Neighborhood Association and Atrisco Valley Little League was part of the master plan design process.

Project funding is from 2000 and 2002 G.O. Bonds, Park and Open Space Impact Fees, and 2002 and 2003 State Legislative appropriations. Parks and Recreation also coordinated with County Environmental Health to use Supplemental Assistance Grant funding from the U.S. Environmental Protection Agency for necessary Environmental Assessments that were prepared prior to site design. The site is enrolled in the Voluntary Remediation Program (VRP) with the State of New Mexico Environment Department and is certified as "clean" for non-residential development.

The contractor will have 90 days from notice to proceed to complete Phase 1.

FISCAL IMPACT

Account	Available Balances
BC37-560120-01PR	\$174,675
BC37-578203-02PR	\$371,944
BC07-570300-03HN	\$21,695
BC07-578100-03KA	\$60,000
BC28-570300-5700	\$30,000
BC28-570300-5603	\$40,000
TOTAL	\$698,314

STAFF ANALYSIS SUMMARY

COUNTY MANAGER

County staff has worked diligently with State of New Mexico VRP program, Vecinos del Bosque Neighborhood Association, and Atrisco Valley Little League to develop a phased plan for park construction. Phase 1 represents a remarkable accomplishment for the community and the County. Future funding is expected to complete phased construction. TL 3/22/05

DEPUTY COUNTY MANAGER FOR COMMUNITY SERVICES

Redevelopment of this former Brownfield site promises to transform a property once considered a local nuisance into a much-needed recreational facility in the South Valley and complements and supports other planning efforts occurring in this immediate area. Area residents and the Vecinos del Bosque Neighborhood Association support the redevelopment of this property into a park. Recommend approval. Julie M. Baca 03/21/05

LEGAL

The Bernalillo County Commission can delegate authority to the Bernalillo County Manager to execute a contract with Albuquerque Underground, Inc. TDC 3/21/05

FINANCE

Budget

Funding for this project is available from the Parks & Recreations General Obligation Bonds, Open Space Impact Fees, and 2002 and 2003 State Legislative appropriations as detailed above. Maria Zuniga, Financial Projects Coordinator 3/18/05

Purchasing

The Purchasing Department has formally bid this project twice with no results as stated above by BCPR. Per § 13-1-131. Rejection or cancellation of bids or requests for proposals; negotiations – states “If upon re-bidding the tangible personal property, construction or services, the bids received are unacceptable, or if no bids are secured, the central purchasing office may purchase the tangible personal property, construction or services in the Open Market at the best obtainable price.” Bernalillo County Purchasing Department proceeded with the “Open Market” process. Two general contractors were contacted. Proper procurement procedures were followed on the Valle del Bosque Project. Purchasing concurs with Parks & Recreations award to AUI, Inc. Billie Baca, Senior Buyer, 3/21/2005

Contracts

Purchasing will issue a contract control number once the contract has been issued. Billie Baca, Senior Buyer 3/21/2005

Risk Management

The contractor shall provide a certificate of insurance naming the County as an additional insured with the like kinds and amounts of insurance referenced in Section 00650 of the RFP. David A. Baca, Risk Management. 3/18/05